

LU SCREENER INITIALS: JSDATE APPLICATION ROUTED TO ASC FOR SCHEDULING: 6/30/15

Pre-submittal Conference Routing Transmittal

Screeners will fill out when screening request for Land Use Pre-submittal Conferences
(Screeners: attach this completed form, when applicable, to Pre-submittal Conference Application and return to Team 1)

Project Planning A/P Number: 30 20563

Please create: ☐ MUP/Land Use Project Number ☐ Construction Project Number

Pre-submittal Conference type:

- ☒ Design Review: EDG /Administrative Design
- ☐ Streamlined Design Review – EDG ☐ General Land Use Presub
- ☐ Separate Pre-sub: Team 1 Collect fees then email planner
_____ to schedule (see instruction at bottom of page)
- ☐ No Land Use Presub at this time (cancel request)

Zoning Coaching is recommended

- ☐ Team 1: Contact applicant and explain drop in coaching or Paid Coaching Appointment.

Send Outlook appointment to the following individuals/departments

Dept.	Contact Info	Dept.	Contact Info
<input checked="" type="checkbox"/> SDOT	Tammy Frederick	<input checked="" type="checkbox"/> SCL	Ray Ramos
<input checked="" type="checkbox"/> SDOT	Diana Holloway	<input type="checkbox"/> DPD	Jess Harris
<input type="checkbox"/> SDOT	Beverley Barnet	<input type="checkbox"/> DPD	Janet Oslund
<input type="checkbox"/> SPU	SPU_PlanReview@seattle.gov	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Council Staff	Ketil Freeman	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Design Commission	Email: SDC_Administration		

Planner Scheduled Pre-submittal Conference

1. Permit Tech – Add fees and notify planner noted above when fees are paid
2. Planner email scheduled appointment date and time to ASC Permit Technicians at:
dpd_asc_support@seattle.gov when you have scheduled the conference with customer
3. Team 1 add appointment time and date to calendar and scan transmittal into ECM. Email any requested invitees.



Land Use Pre-submittal Conference Application

Date: _____

CONTACT INFORMATION

Project Number: 3020563
Project Address: 1001 John St.
Contact Person for this project: Joe Workman
Contact Address (include zip): 710 2nd Ave Suite 1400 Seattle Wa, 98104
Phone No: 206-245-2057 Fax No: _____
Email: jworkman@collinswoerman.com

RECEIVED
JUN 25 2015
City of Seattle
Dept. of Planning and Development

Project Architect/Firm (if applicable): Joe Workman / CollinsWoerman

APPLICATION TYPE

Check the box which most closely describes the type of questions you would like to address:

- ☐ **ZONING REVIEW** – Check this option if you have questions about specific development standards: **height, yards, setbacks, parking**, etc. If you select this option **STOP** - you may not need a pre-submittal conference. Please complete a Paid Coaching Request form.

Zoning Coaching appointments are available through a Paid Coaching Appointments and are less formal than our pre-submittal conference process. Please see our [Request for Paid Coaching Appointment](#) form. If you are unsure of what type of appointment you need you can submit your question through our online [Land Use Question and Answer](#) or stop by our office for a 20-minute free coaching session with a Land Use Planner and they can assist you with determining if coaching or a Pre-submittal conference is needed.

- ☒ **LAND USE PRE-SUBMITTAL CONFERENCE:** Check this option for a conference which primarily addresses specific discretionary issues as they relate to the Master Use permits with written decisions, such as SEPA, Administrative Conditional Use, Variances, Rezones, Special Exception, Shoreline Permits, etc. Specific questions must be submitted as part of the pre-submittal application along with the code citation. Zoning questions will generally not be answered in Land Use Pre-submittal Conferences.

- ☒ **DESIGN REVIEW PRE-SUBMITTAL CONFERENCE: Early Design Guidance:** Check this option for the required Land Use pre-submittal conference for Design Review projects, whether projects will go to the Design Review Boards or through Administrative Design Review.

- ☐ **DESIGN REVIEW PRESUBMITTAL CONFERENCE: Streamlined Design Review:** Check this option for the required Land Use pre-submittal conference for townhouse projects in Lowrise zones, or exceptional tree removal (unless the Early Design Guidance box is checked above).



Construction Pre-submittal Conference Application

Date: _____

CONTACT INFORMATION

Project Number: 3020563
Project Address: 1001 John St.
Contact Person for this project: Joe Workman
Contact Address (include zip): 710 2nd Ave Suite 1400 Seattle Wa, 98104
Phone No: 206-245-2057 Fax No: _____
Email: jworkman@collinswoerman.com
How many persons will be attending conference? _____
Project Architect/Firm (if applicable): Joe Workman / CollinsWoerman

APPLICATION TYPE

Check the box which most closely describes the type of questions you would like to address:

- ☒ **Construction Only Pre-submittal Conference:** An in-depth conference which primarily addresses specific issues as they relate to the technical aspects of the Building Code. Subject matter experts on the fire code, energy code, and geotechnical issues may also attend or have input. Specific questions must be submitted as part of the pre-submittal application along with the code citation. Conditions or alternatives may be approved, documented, and incorporated into the application package. Land Use and other City departments experts, will not be invited to attend this meeting.
- ☐ **Energy / Mechanical Questions?** If all questions are related to energy/mechanical please select Energy / Mechanical Pre-submittal Conference option below.
- ☐ **Geotechnical Questions?** If all questions are related to geotechnical issues, a Geotechnical Coaching Appointment is needed instead of a construction pre-submittal conference. Please see our [Request for Paid Coaching Appointment](#) form.
- ☐ **Energy / Mechanical Pre-submittal Conference:** An in-depth conference which will primarily address technical issues of the energy code and or mechanical code. Applicants who intend to comply with the energy code by other than the prescriptive requirements of the code are highly encouraged to discuss their approach with one of our technical experts prior to application submittal.

PROJECT ISSUES/QUESTIONS

Please list all specific questions about your project that you would like to have answered, including the related code citations as applicable. Attach additional sheets as needed.

If you have requested advice from other City Departments include any issues or questions for that City Department. The Conference Lead will evaluate the need for other agency participation in the meeting.

Refer to Attached List

DPD STAFF ONLY – completed by Staff

Potential MUP Components: _____

Zone: _____ Shoreline Environment: _____

Screening Notes: _____

Advice from certain specialties within DPD: Check this option if you would like to talk with certain DPD experts in conjunction with any of the above pre-submittal types. These other DPD staff will be invited to attend; in some cases, however, you may need to follow up separately if they are unable to attend:

- ☐ **Priority Green Facilitated:** Speeds up Living Building, Deep Green, Seattle 2030 District, and other innovative projects. You get priority review and processing for master use permits meeting green building standards.
- ☐ **Priority Green Expedited:** Available for all new construction projects. Gives you faster building permit review and processing for projects that meet green building standards.
- ☐ **Shoreline or Riparian Corridor Issues**
- ☐ **Wetland Issues**

Advice from other City Departments: Check this option if you would like to talk with experts from SDOT, SCL or SPU about project design issues in conjunction with any of the above pre-submittal types. Specific questions relating to other City department requirements must be submitted as part of the pre-submittal application along with the code citation where applicable. DPD will invite other Department representatives to attend, however each Department will decide whether they can accommodate this request. In some cases, you may need to follow up separately with representatives from the other Departments.

- ☒ **SDOT Street Use** (include specific questions with this request)
- ☒ **SCL** (include specific questions with this request)
- ☐ **SPU** (include specific questions with this request – Note that standard drainage questions are handled by DPD staff at our Drainage Counter on a drop-in basis in the Applicant Services Center)

PROJECT INFORMATION

What are the existing uses on site? WAREHOUSE / OFFICE

What is the square footage of the existing use? 46,971

Please provide a list of the proposed uses and associated square footages:

Uses	Square Footage
Residential	390,000
Retail	2,600
Parking	100,000
<i>Total Square Footage</i>	<u>492,600</u>

If the project includes dwelling units, how many units are proposed? 415

How many parking spaces are proposed? 300

Does this project include demolition of any existing structure? Yes ☒ No ☐

Is there new construction or remodel, or both? New ☒ Remodel ☐ Both ☐

Will you be pursuing green certification for your proposal (i.e., BuiltGreen or LEED)? Yes ☒ No ☐

Identify any existing project numbers that may be associated with this project: _____

PROJECT ISSUES/QUESTIONS

1. Please confirm the Configuration of site access from the John St. r.o.w onto 1001 John site. What is possible to modify to create a turnaround at the plaza?
2. Per SMC 23.48.014 there is a 60% transparency requirement at Terry Ave which is a class 2 Pedestrian Street. We are planning on having a Hillclimb can this area also be treated as transparent at the access point?
3. Is retail required on our site from Terry ave? at John st?
4. We are assuming the 45' podium height is measured above average grade please Confirm
5. No upper level tower setbacks are required Per SMC 23.48.013 Please confirm
6. We are not required view setbacks along vacated John St. Please confirm
7. There are no green street requirements along vacated John St. Please confirm.
8. The site has no alley access, only John and Terry streets. Terry is also very narrow, which is prohibitive to backing into the building for loading. As a result our loading is planned to be off Terry St.
9. Confirm measurement height for building department is from lowest point on Terry Street, is there a code difference between above 420' when land use is 400'
10. What is the process for approval on possible public turn-around at the end of John st.
11. The Seattle times building to the South will have unprotected openings at a 0 lot line....how do we address this condition?
12. We can provide up to 2 levels up providing we are going down 2. Since we're up 5 and residential will present a non-garage façade to Terry, the assumption is the 2 levels up are based on grade plane. Please confirm.
13. Is Terry Ave. a festival street? What does that mean?
14. The project would like to review the options for eliminating the overhead power lines along Terry. Who is the service representative we should be talking to?

15. SLU is getting a new substation – From which direction and at what voltage should we assume our site is being served by.
16. Will the building be served by network power or radial power by 2017? Besides the in-building vault, will the project be required to provide any other SCL infrastructure, such as a switch, that we should plan for?
17. How is the new sidewalk/ parking likely to transition to the adjacent properties which could remain undeveloped?

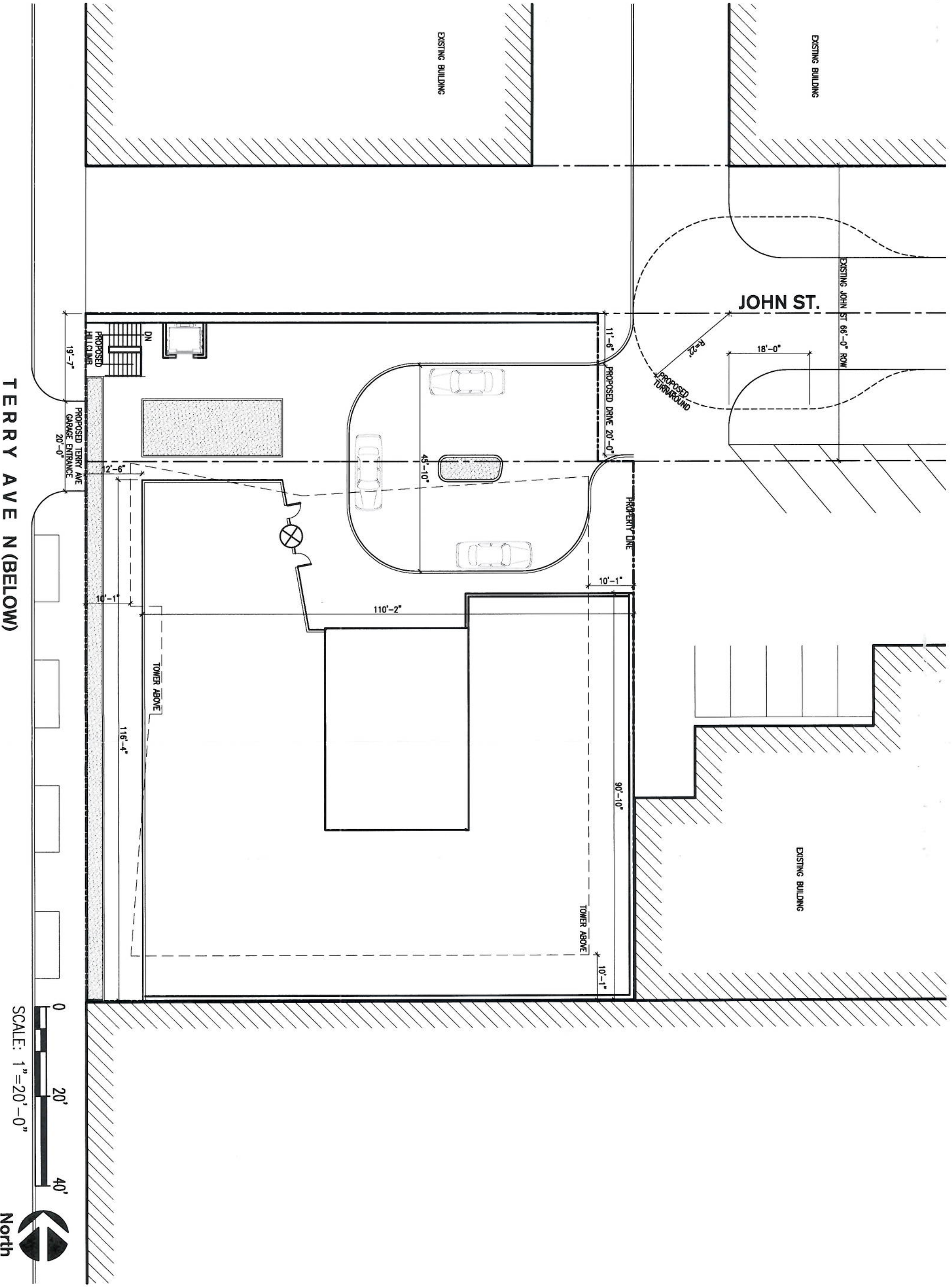
1001 JOHN ST

ISSUED:	MARK	DATE	DESCRIPTION
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PROJECT NUMBER -	
DRAWN BY	CW
ISSUE DATE	06/22/15
SHEET TITLE / NUMBER	

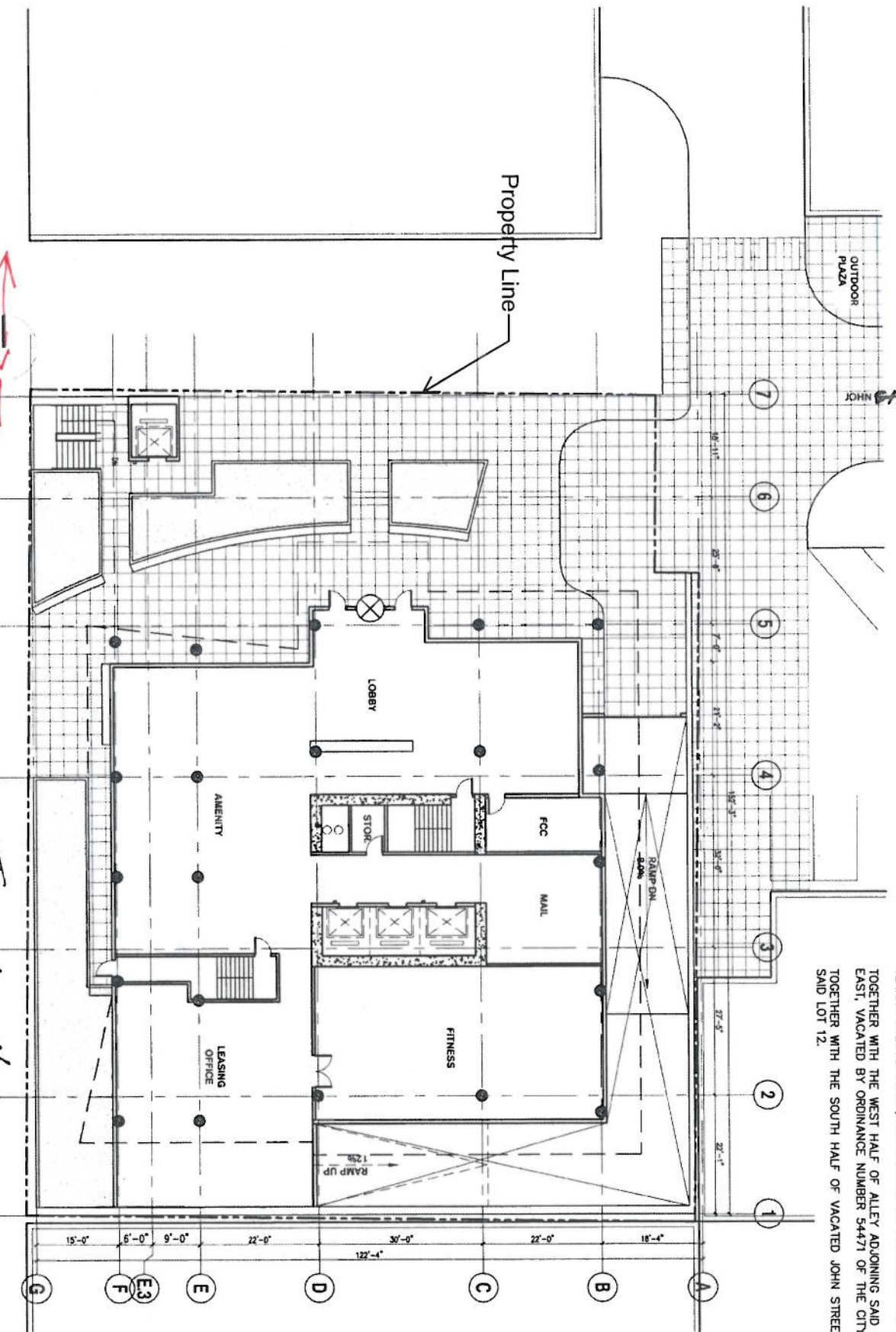
PRE-APP
SITE PLAN

A1.01



TAX ACCOUNT NO.:
269310-0055

LOTS 11 AND 12, BLOCK 99, GARGLOFF'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 50, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 5 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 162246 FOR WIDENING OF TERRY AVENUE NORTH, AS PROVIDED BY ORDINANCE NUMBER 43560; TOGETHER WITH THE WEST HALF OF ALLEY ADJOINING SAID LOTS ON THE EAST, VACATED BY ORDINANCE NUMBER 54471 OF THE CITY OF SEATTLE; TOGETHER WITH THE SOUTH HALF OF VACATED JOHN STREET ADJOINING SAID LOT 12.



L1 PLAZA - Floor Plan (APT)
01/19/2015

Scale: 1/16" = 1'-0"

Site Address:
1001 John Street

